

Item 1: Property & Infrastructure Update

SESSION TYPE: Briefing

PURPOSE/DESIRED OUTCOME:

The purpose of this briefing is to provide Wānaka-Upper Clutha Community Board members with an update on Property and Infrastructure activities of interest.

DATE/START TIME:

Wednesday, 10 June 2026 at 1:00pm

TIME BREAKDOWN:

Presentation: 30 minutes
Questions or Debate/Discussion: 30 minutes

PRESENTERS:

Tony Avery - General Manager, Property & Infrastructure
Brent Pearce - Strategy & Infrastructure Planning Manager
Leigh Mutton - Project Manager (Roothing)
Keiran Cameron - Senior Network Engineer (Three Waters)
Jeremy Martin - Senior Network Engineer (Engineer)

Prepared by:



Name: Jesse Taylor
Title: Investment & Support Services
Manager
2 June 2026

Reviewed and Authorised by:



Name: Tony Avery
Title: General Manager, Property &
Infrastructure
2 June 2026

ATTACHMENTS:

A	A3 Property & Infrastructure Update
B	Property & Infrastructure Update PowerPoint
C	Upper Clutha Stormwater Network

WĀNAKA UPPER CLUTHA COMMUNITY BOARD | Property & Infrastructure Activity Update (June 2026)

P&I is advancing a range of planning, behaviour change, and physical works initiatives of potential interest/relevance to WUCCB – this A3 summarises the status of these initiatives as at June 2026. Note that (a) timeframes and future initiatives presented are under review as part of the 2027-37 Long Term Plan and 2027-57 Water Services Strategy development processes, and (b) from 1 July 2027 the district’s water services will be under the control of the new WSCCO.

WORK UNDERWAY OR STARTING SOON (FY26-28)

PROPERTY

- **Renewals** – Concept designs & engineering assessments underway for Ardmore St Jetty replacement. Underground tank removal at Glendhu Bay has commenced.
- **Wanaka Airport upgrades** – Water supply and wastewater upgrades to remove reliance on single bore and aging septic tank system is out to the market. Once a contractor is appointed, the expected construction period is August – December.
- **Paetara Aspiring HVAC** – Roof leaks have been repaired; condition monitoring ongoing. Design options are being evaluated; however, will be complex to remediate.

TRANSPORT

- **Renewals & minor improvements** – Ballantyne/Golf Course roundabout and McDougall/Brownston roundabout (finalising design, forecast completion May 2027); Town Centre pedestrian connectivity, refuges, and Helwick St zebra crossings (forecast for completion late Winter 2026); Hawea Flat/School Kea Crossing/Kane Rd improvements (forecast completion end of June 2026);
- **Crown Range/Cardrona Valley works** – Bitumen stabilisation works to be tendered in June (incl. Cardrona Valley, 3 sites, 640m each) with works to be completed Summer 2026/27; Works to resolve slip at temporary 50km zone (RP15/Bridge 5) to be tendered in June and forecast for completion mid-December; Slow Vehicle Bay (at chain-fitting bay/yellow container) and informal sealed pull-off areas to be tendered this Winter with works to be completed Summer 2026/27.
- **Wayfinding** – Districtwide project scoping underway. Delivery of some upgrades occurring near-term through Minor Improvements Prog. (delivery Summer 2026/27).
- **Lower Helwick St Redevelopment** – Subject to Council adoption of the 2026/27 Annual Plan, funding will be available in FY27 to progress early planning of this initiative. A project team will be assembled and initial scoping will draw on existing masterplanning initiatives.
- **School Speed Zones** - Variable speed zones need to be implemented by July 2026. A combination of electronic variable signs and static signs will be installed.
- **Transport Model** – Build of the new districtwide transport model is underway with completion expected 2027/28.

THREE WATERS

- **Renewals & minor improvements** – Multiple renewals projects in planning/delivery including Sargood Drive water supply, Eely Point Reserve wastewater, Golf Course Rd flow meter, and Plantation/Reece Cres water supply connection.
- **Gordon Road Wastewater Upgrades** – Detailed design is complete and undergoing internal review. Construction works (including installation of dual wet well system and dual rising mains, enhancing scheme capacity and resilience) to be tendered late-July/August.
- **Upper Clutha Wastewater Conveyance Scheme** – Construction is progressing well with over 13km of pipeline installed. Pipe installation on Camp Hill Rd bridge and below ground storage/wet well works at Domain Rd pump station largely complete. Upgrades to Riverbank Road PS underway. Albert Town bridge works communicated to public.
- **North Wanaka Wastewater Conveyance Scheme Stage 2** – Technical services to review the existing design are being procured. The project will deliver a new Beacon Point Rd pump station, associated rising mains, and upgrades to the Waimana Pl pump station; construction is expected to commence during FY27.
- **Project Pure Inlet Works and Septage Disposal** – Concept design and Principals Requirements for a Design & Construct (D&C) contract have been completed. An RFP for Project Management services will proceed to the Panel during June, with the D&C to proceed to market shortly thereafter.
- **Project Pure Disposal Field** – This project will have the same Project Manager as the Inlet Works, and may also be incorporated into the D&C contract approach. Optioneering work nearing conclusion with partially backfilled basins looking to be the recommended approach.
- **Beacon Point & Western Wanaka Water Supply Filtration** –Installation of pre-UV filtration will remove large particulates, algae, and suspended solids from the water. Tenders for the D&C have been evaluated, with the design separable portion for Wanaka sites to be awarded imminently. Initial indications are that physical works are likely to exceed the project’s budget; alternative funding approaches have been identified and will be confirmed once there is higher cost certainty.
- **Hawea Water Supply LoS Improvements Stage 2** – Planner and support services have been appointed to develop the consent application for borefield investigations and permissions have been received from landowners to drill investigative bores once consents have been uplifted. Procurement underway for design consultant to complete survey and design of targeted network improvements to improve scheme resilience.
- **Rockabilly Gully Erosion Protection** – Detailed design for modifications to the existing basins complete. Positive feedback received from ORC and DOC on proposed gully remediation works. Works to be packaged into two stages, enabling priority basin extension works to commence in mid-2026. Gully remediation is anticipated to follow in early 2027, subject to securing the necessary DOC approvals.

WASTE

- **Wanaka Refuse Transfer Station** – *Provision of new transfer station at the Ballantyne Rd site adjacent to the existing transfer station, supporting growing demand and ensuring ongoing consent compliance and safe practices.* The facility will be delivered in two stages; the first stage is in detailed design, with construction tender expected late 2026.

OTHER

- **Capell Ave Road & Watermain Extension** – Concept designs have been completed for both the road and three waters components of the project. However, due to delays a revised programme indicates that the roading extension is unlikely to be delivered by the originally anticipated March 2027 timeframe. Options to stage construction works, delivering the watermain first, are being explored.

COMPLETE/NEARING COMPLETION

PROPERTY

- Venue renewals
- Luggate Hall stormwater improvements
- Wanaka Airport Compliance- 1st Stage

TRANSPORT

- 2025/26 roading reseals programme
- Wanaka Parking Management Plan – work has been delayed due to resource capacity constraints. Efforts are being made to resource this work and progress the work.
- Wanaka Network Optimisation Plan – identified interventions have been proposed for inclusion in LTP27; those prioritised will be progressed in accordance with the adopted LTP.

THREE WATERS

- Renewals – Aubrey Road Wastewater & Water Supply, Anderson/Plantation Wastewater
- Pure WWTP Aeration grid renewal
- Luggate Water Supply Upgrades (via Compliance Response UV Treatment Programme) incl. connection into Corbridge
- Stone St Stormwater interim response – any further investment to be considered via the Water Services Strategy following scheme planning.

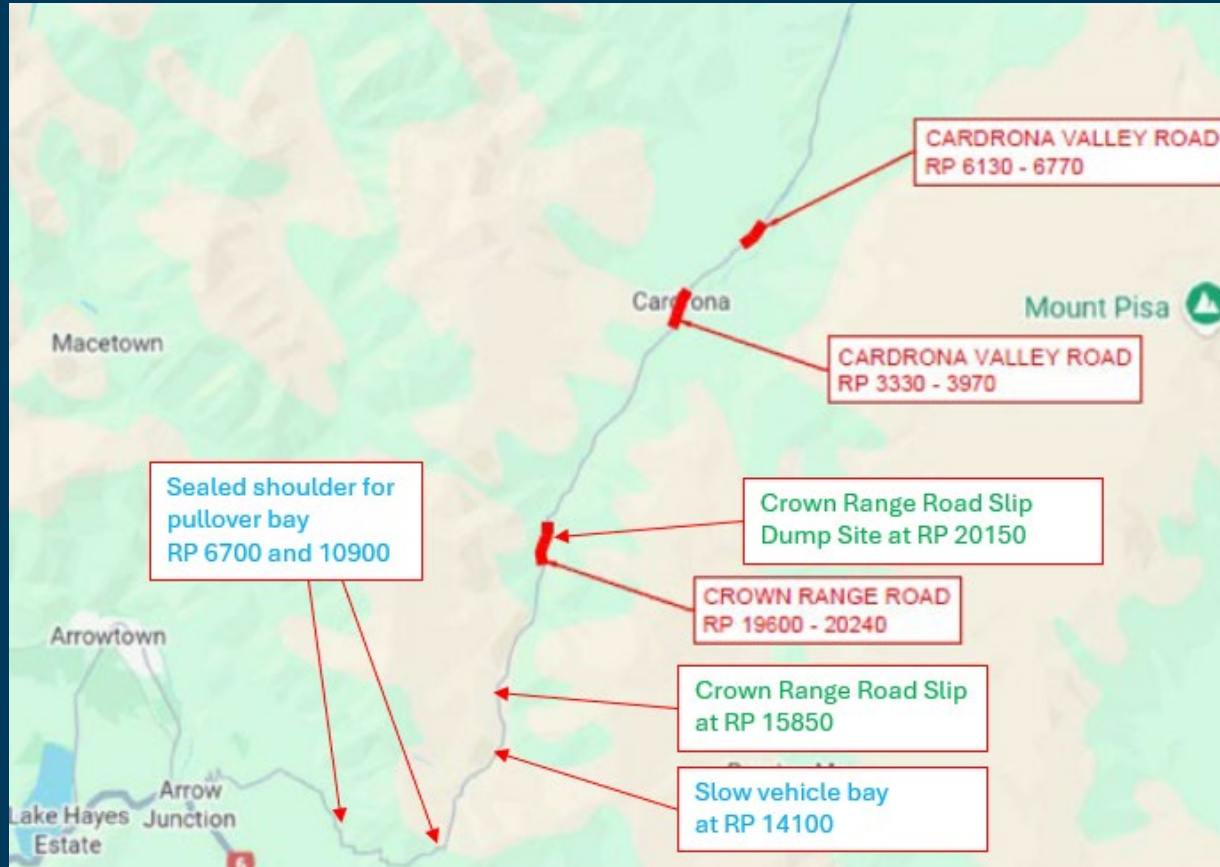
LOOKING AHEAD (PROJECTS FY28+)

- Eely Point Jetty/Ramp
- Solar energy conversion – QLDC facilities
- Campground upgrades – district wide
- Wanaka Transport Network Optimisation Stage 1
- Hāwea Transport Network Optimisation Stage 1
- Wanaka Primary Cycle Network Stage 1
- Ardmore St Rehabilitation
- Additional Street Lighting
- Beacon Point Water Supply Upgrades
- Wanaka Water Supply Storage Upgrades
- Hawea Water Supply Scheme Upgrades
- Luggate Water Supply Scheme Upgrades
- Southwest Wanaka Wastewater Conveyance Scheme
- Cardrona Wastewater Scheme Upgrades
- Project Pure Future Works
- Luggate Wastewater Reticulation Extension
- Stone Street Stormwater Upgrade
- Major Stormwater Improvements
- Luggate Closed Landfill

Wānaka-Upper Clutha Community Board Workshop 10 June 2026

Minor Improvements Programme
Climate Resilience Projects
Pavement Rehabilitation Projects

Crown Range Projects

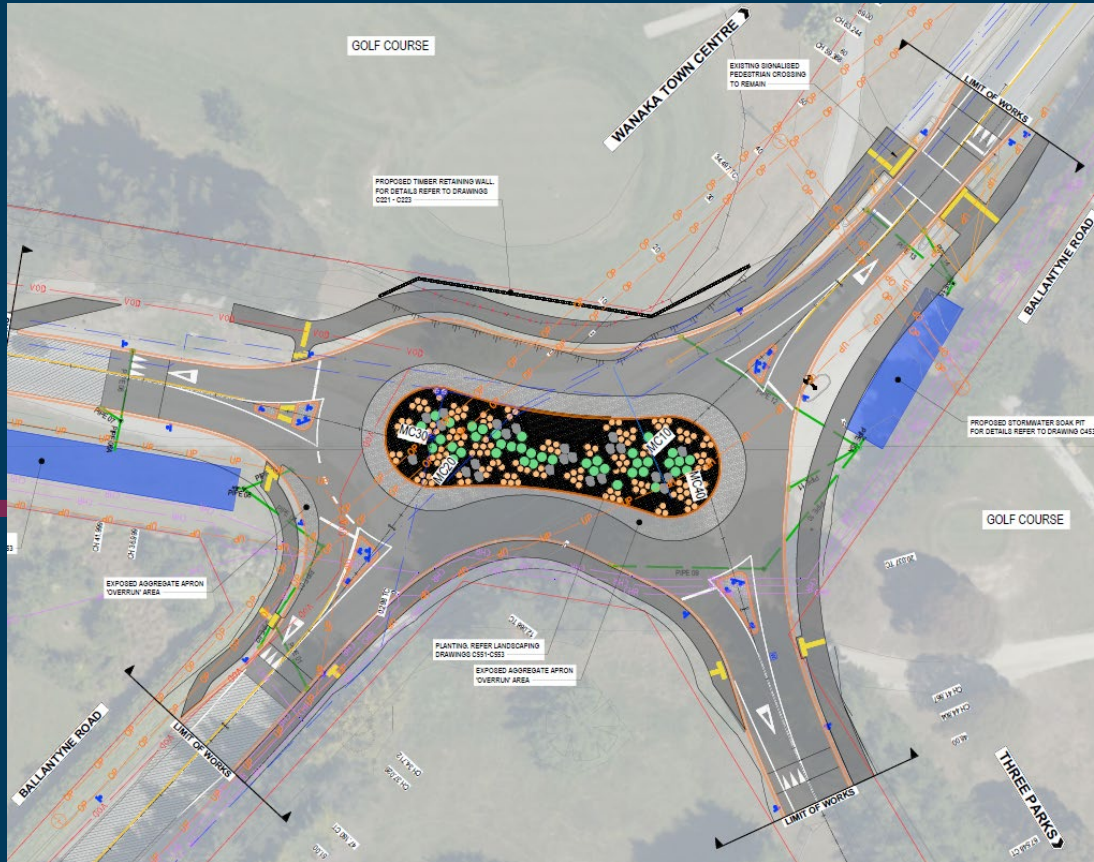


1x Slip remediation – **spring**

3x Pavement rehab sites – **early summer**

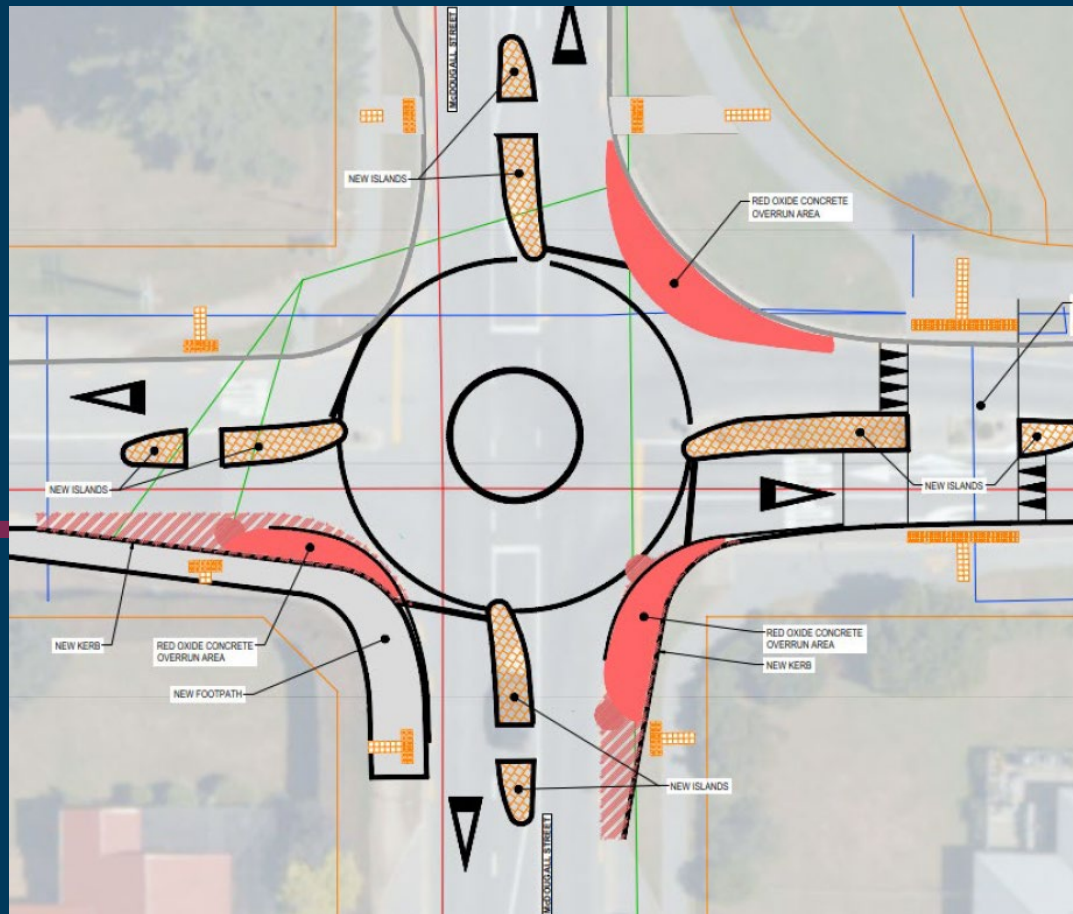
3+ Passing opportunities – **late summer**

Minor Improvements Programme



Golf Course Rd / Ballantyne Rd roundabout

Minor Improvements Programme



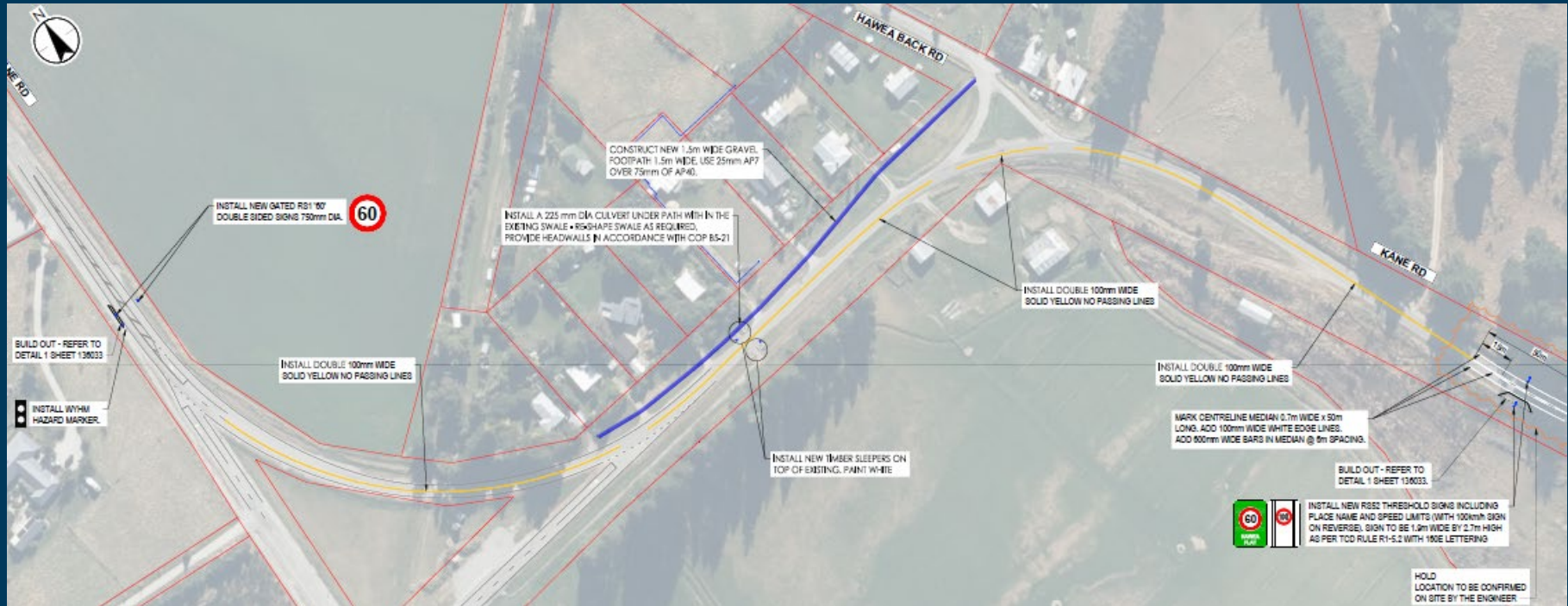
McDougall St / Brownston St roundabout
plus zebra crossings on southern and eastern legs

Minor Improvements Programme



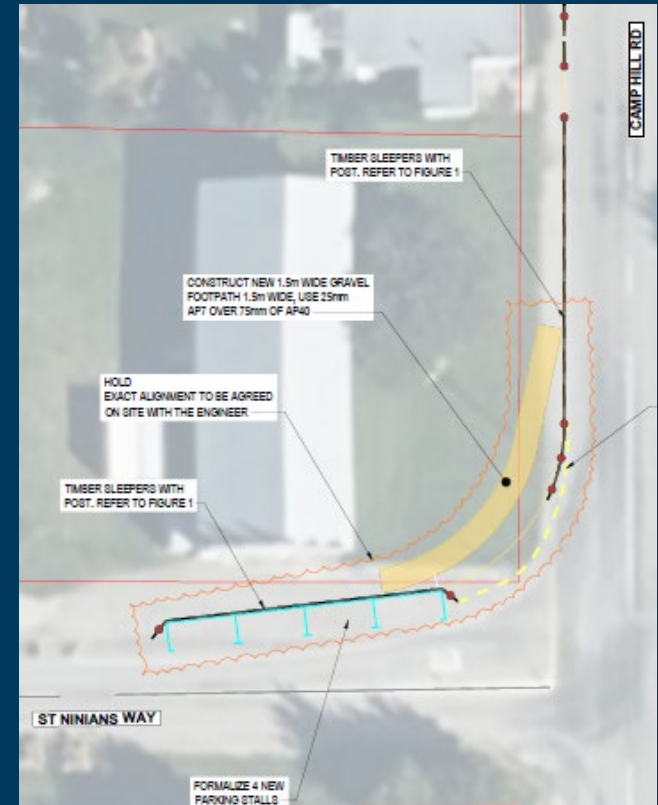
Central Wānaka pedestrian connectivity improvements

Minor Improvements Programme

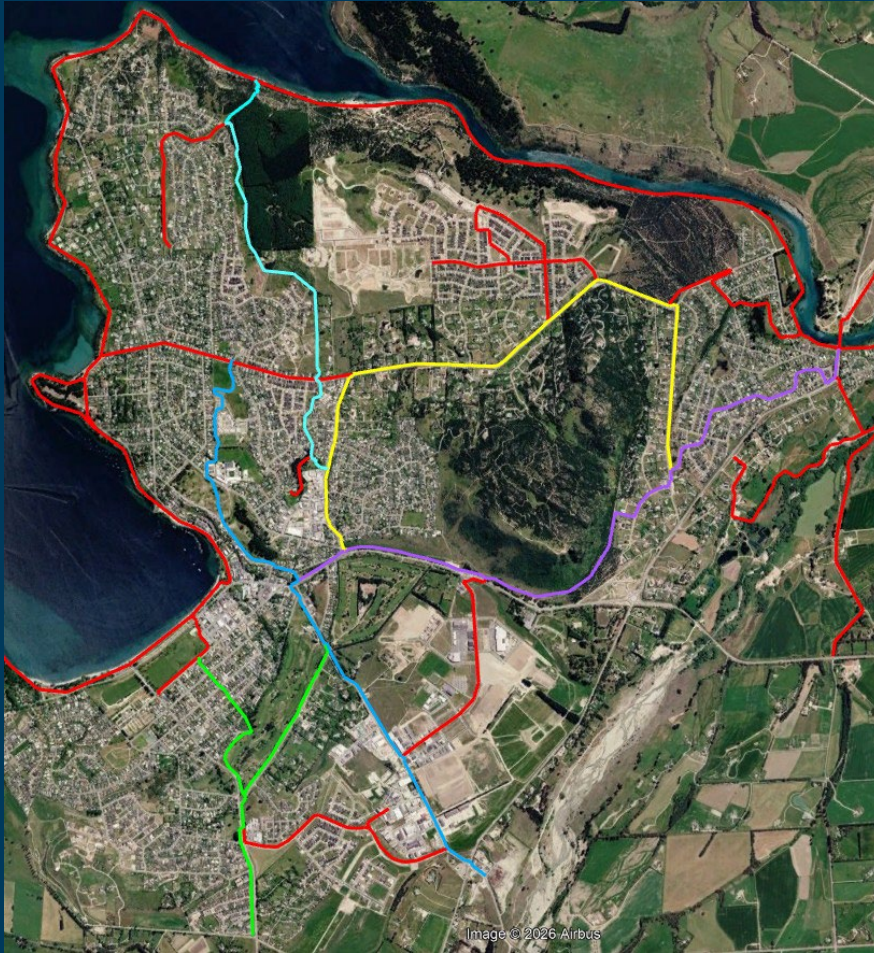


Hāwea Flat traffic calming, safety, and path improvements.
Proposed 60 km/h limit.

Hāwea school Kea Crossing and improved pathways.



Minor Improvements Programme



Active travel wayfinding signage

1. Pavement Rehabilitation

Crown Range Rd and Cardrona Valley Rd bitumen stabilised pavement rehabilitation. 3 sites of 640m each. Going to tender in June, with works to be completed in early-mid summer 2026/2027

2. Crown Range Rd Slip

RP15/Bridge 5 – the current temporary 50 km/h zone. Tender in June. Works to be complete by 11 Dec

3. Minor Improvements Programme

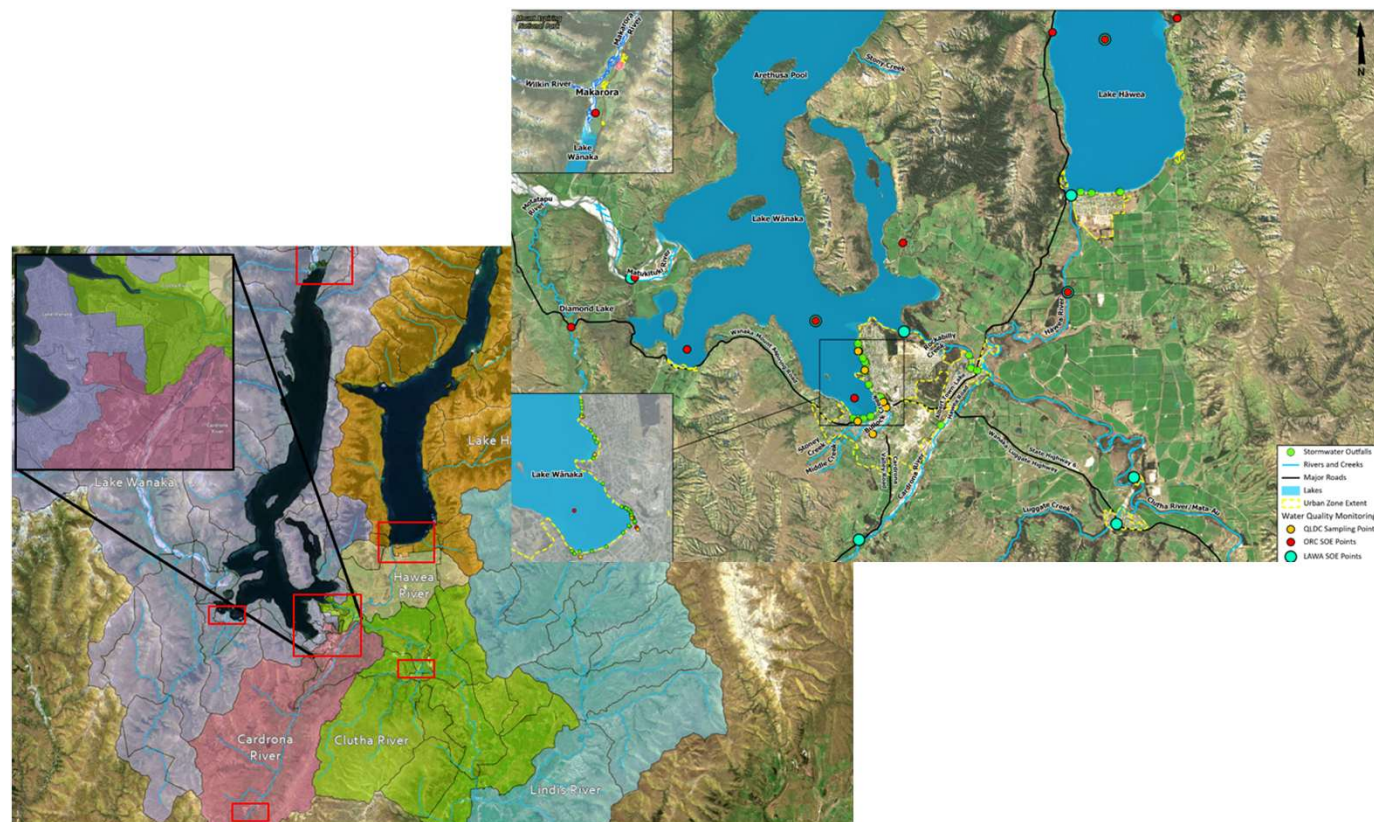
- a) Hāwea Flat/School Kea Crossing/Kane Rd improvements. Works awarded. Will be completed by end of June.
- b) Pedestrian connectivity and refuges in Wānaka town centre, including zebra crossing on Helwick St. Could have much of this completed this winter.
- c) Ballantyne Rd/Golf Course Rd roundabout. Finalising design. To tender in July. To be completed by May 2027. This package of works will also include the new roundabout at McDougall/Brownston, as it is on the detour route, along with the 2x associated zebra crossings.
- d) Wayfinding – Design RFP to go out in June/July. Physical works summer 2026/2027
- e) Crown Range Passing Opportunities. Slow Vehicle Bay at Chain fitting bay/yellow container, plus various informal sealed pull off areas. Tender this winter, physical works this summer.

Wānaka-Upper Clutha Community Board Workshop

Discussion
&
Questions

Upper Clutha Stormwater Network Plan

Date: 10th June 2026



Stormwater Network Plan (Upper Clutha)

> Status:

- > Consultants DHI engaged: identify issues through modelling, run projects through agreed prioritisation framework.

> Prioritisation considerations:

- > Quality of information, frequency, location, water quantity / quality and sensitivity of receiving environment.

> Working with: Wai Wānaka, Iwi, general public, QLDC.

> Main goals

- > Integrate land use, infrastructure and environment as part of Blue Green Network Plan.
- > Achieve water quality targets.



Catchment-scale planning framework



Integrates land use, infrastructure, environment



Supports consistent decision-making

Evidence Base



Hydraulic
modelling



Surface
flooding



Overland flow
paths



Network
performance

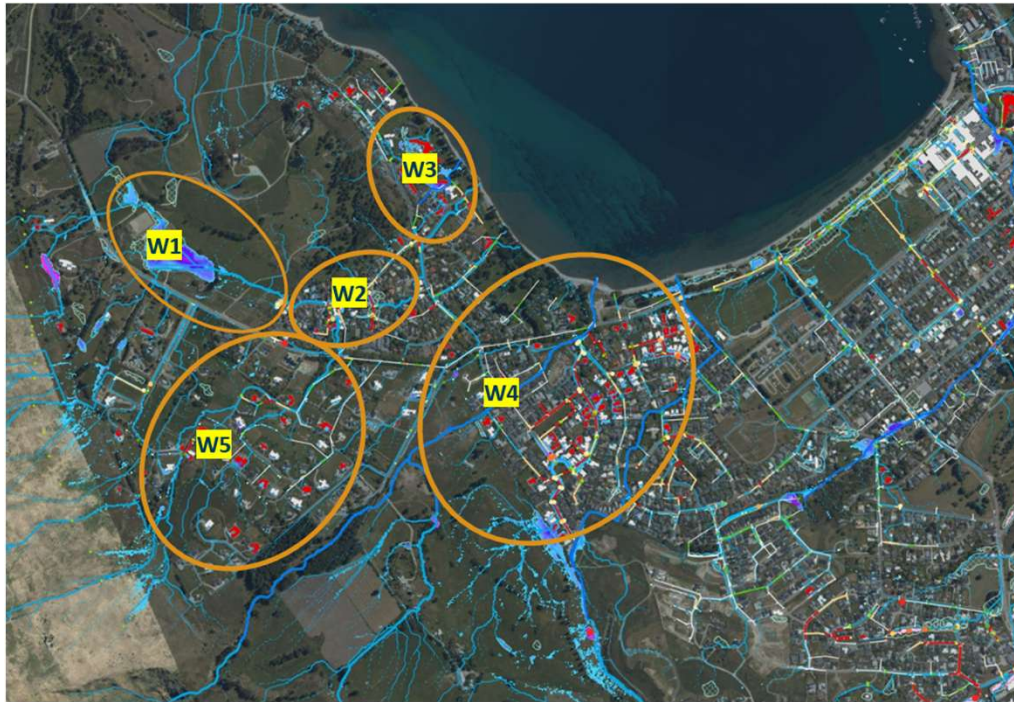


Habitable
floor flooding

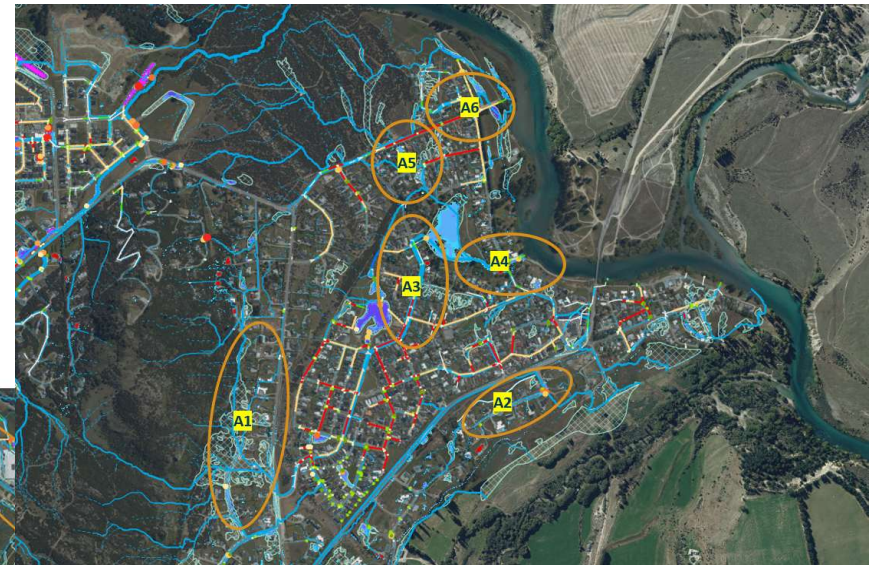
Note (Key limitations and assumptions) for flood modelling include:

- Insufficient data for severe and extreme events calibration
- Overland flow is simulated using a 2D model and LiDAR data from 2022/23, which has a vertical accuracy of +/- 0.2 m
- Buildings are modelled as obstructions to overland flow, but fences or other barriers are not represented. These may affect localised flooding.
- Private drainage and soakage are not represented

Identified Issues – Wānaka West & Central



Wānaka North, South & Albert Town



Cross Catchment Themes

- > Capacity constraints
- > Overland flow reliance
- > Development-driven runoff
- > Water quality pressures

District wide recommendations

- > Improve application of the Subdivision and Land Development Code of Practice for greenfield developments:
- > Continue the stormwater outfall monitoring programme and expand to include Lake Hāwea outfalls
- > Continue to implement the flow and level monitoring programme in streams and critical infrastructure (i.e. water level sensors, rain gauges).
- > Continue to develop and improve catchment models, including calibration, to reduce uncertainties.

Issue Identification: 'Very Serious'

Issues: Bullock Creek, Stone Street

- > Bullock Creek system – capacity exceedance
- > Property and potential habitable floor flooding
- > Water quality issues

Reason Issues Have Developed

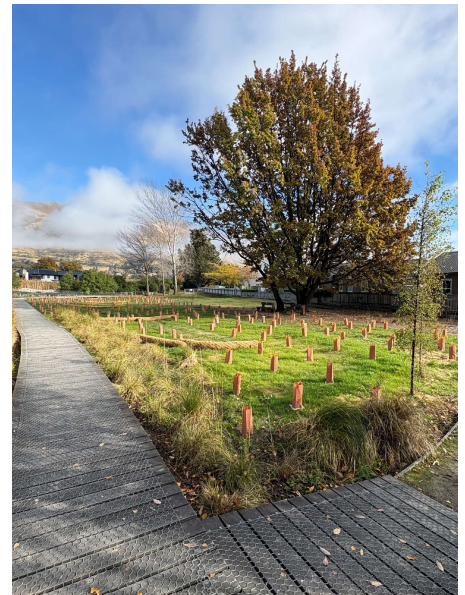
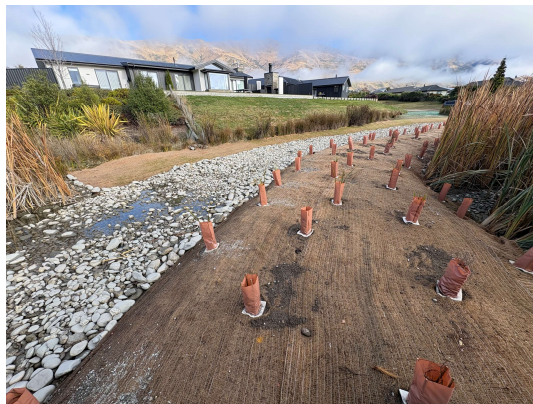
- > Land use change in the upstream catchment (Alpha Series Development)
- > Large, piped catchment discharge at Stone Street.
- > Higher than anticipated discharge flow from the Alpha Series pond.
- > Insufficient treatment in the Alpha Series Pond
- > Discharge of untreated stormwater from urban areas (Stone Street).



Stone St / Alpha Series Interim Works

Interim works complete:

- > **Outlet structure:** constructed to improve the management of stormwater from the upstream development by enabling better utilisation of the upstream attenuation volumes.
- > **Wetland planting:** expanded wetland planting across a lengthened flow path which continues into the F & G land.



Scope: Bullock Creek / Stone Street

Proposed Design Objectives – Long Term Solution

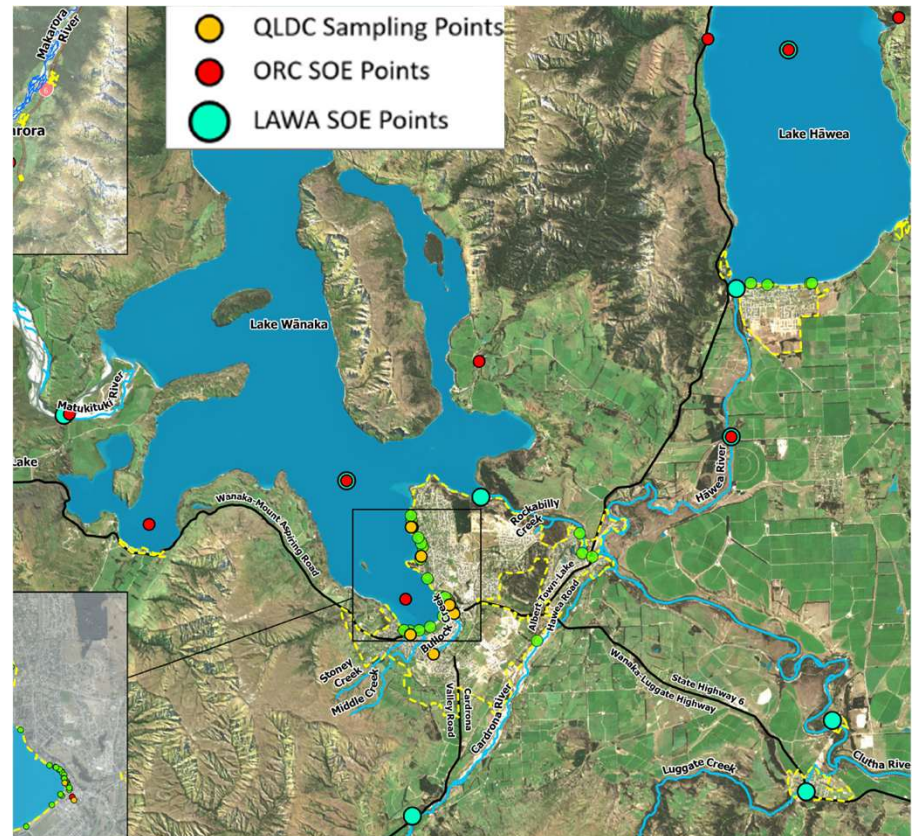
- > **Reduce flow through Bullock Creek** - divert flows from the Alpha Series stormwater detention basin and the upper Stone Street network to the Stone Street stormwater main.
- > **Improve surface water quality** by diverting sub-urban runoff away from environmentally sensitive Bullock Creek habitat.
- > **Upgrade existing Stone St SW network** to allow for additional SW flows from Alpha Series detention pond and Upper Stone St network.
- > **Implement passive natural SW treatment device** within Stone St (settlement, infiltration and evapotranspiration) and decrease SW discharge volumes to Lake Wānaka.
- > Incorporate design elements such as **paths and native plantings**.
- > **Increase capacity of Middle Creek culvert** under Wānaka – Mt Aspiring Rd to convey 20 year ARI event.



Funding in LTP FY 27/28 and 28/29.

Water Quality

- > Stormwater discharges to high-value and sensitive receiving environments (Lake Wānaka, Lake Hāwea, Cardrona River, Clutha/Mata-Au)
- > Urbanisation is increasing contaminant loads, with runoff from developed areas contributing sediment and contaminants
- > Evidence of water quality exceedances
- > Existing systems are not consistently providing sufficient treatment attenuation prior to discharge.
- > Example (Bremner Bay): water quality issues identified, follow-up sampling programme being implemented to understand source of contamination.



Drivers, Hotspots & Response

Drivers	Hotspots	Response
• Increased impervious surfaces (urban growth) • Inadequate treatment of first flush runoff • Sediment and nutrient mobilisation from • construction • land disturbance • Limited retrofitting of treatment in older areas	• Urban Creeks - Bullock Creek - Stoney Creek - Middle Creek • Waterfront Bremner Bay • Luggate Creek <i>[Continue with stormwater monitoring programme to quantify severity]</i>	• Requires integrated response: - Attenuation - Treatment - Development controls - Land use controls - Education - Maintenance • Supports Blue-Green Network • Integrates with growth planning

Next Steps:

1

Confirm priorities

2

Identify quick wins

3

Feed into capital planning

Upper Clutha Stormwater Network Plan

Questions & Discussion

Blue Green Network Plan

Integrating Growth, Water and Community Outcomes Across the Upper Clutha Catchment

> What is the BGN?:

- > Long term strategic framework developed by QLDC & partners to integrate water systems (Blue) and open space / ecological networks (Green) into future urban growth & development.
- > Recognising the interconnected nature of land, water, ecology & community.

> How will it influence Stormwater Management?

- > **Space for water** - protecting and integrating waterways, wetlands, flood pathways and green infrastructure into urban development.
- > **Nature based water solutions:** constructed wetlands, swales, rain gardens and detention areas to attenuate flows, improve water quality and support biodiversity.
- > **Mana o te Wai** - prioritising water health, catchment-scale planning and improved treatment of urban runoff before discharge to receiving environments.
- > **Climate resilience** – ability of area to handle increasing rainfall intensity.
- > **Future Structure Planning** – ensuring stormwater infrastructure contributes to broader environmental, recreational and community outcomes.

